

**TOWN OF GRANBY  
PLANNING AND ZONING COMMISSION  
SEPTEMBER 13, 2011  
MINUTES**

**Present:** Paula Johnson, Chairwoman, Margaret Chapple, Charles Kraiza, Paul Lambert, Eric Lukingbeal, James Sansone and Linda Spevacek. Francis Armentano, Director of Community Development was also in attendance.

The meeting opened at 7:04 p.m.

**Public session:** There was no public session.

**ON A MOTION** by Paul Lambert, seconded by Charles Kraiza, the Commission voted to approve the minutes of June 28, 2011 with the following correction: 2<sup>nd</sup> paragraph under **Old Business**, 6<sup>th</sup> sentence should read, **Fran stated that Mr. Lally had spoken with the Town's Tree Warden, Jamie Klase.** All Approved.

**Public hearing:**

The public hearing for an application seeking a resubdivision of property located at 103 Petersen Road, which proposes to create one additional building lot, File P 3-11, opened at 7:05 pm. Ken Kuhl, agent for the property owner, gave a brief presentation of the proposal. He explained that the required letter of approval from the Farmington Valley Health District has yet to arrive. He asked that the Commission continue the hearing to the September 27, 2011 meeting. The Commission agreed but thought it best to further discuss the application at this time so that everyone would be prepared to address any and all issues at the next meeting. The requested waivers of the open space were discussed along with the re-grading of the property. The Commission commented that trees along the north property line should be preserved if possible. Jim Sansone asked about the footing drain, which discharges approximately 35 feet from Peterson Road, Fran Armentano will speak to DPW Superintendent, James Klase about it. The owner of the adjacent property to the north, 107 Petersen Road, expressed concern about buffering the new house lot from her property, cutting trees and surface water. The owner of the property across the street, 130 Petersen Road was not opposed to the creation of the lot. The public hearing was continued to September 27, 2011.

**Old Business:**

The Commission continued a discussion concerning the Scenic Road Ordinance. At the previous meeting the Commission asked Fran to prepare a guideline, which would encourage the preservation of saplings to provide for a future canopy as older trees die. The Commission received and discussed a draft guideline, which Fran prepared as requested. The members were generally satisfied with the effort, however upon further discussion the members asked that all references to saplings be removed and replaced with small trees having a diameter of no more than 7 inches, measured 4 1/2 feet from the ground. They also asked that the guideline reference the penalties that are outlined in the Connecticut General Statutes regarding cutting trees on State and Town property.

**New Business:**

The Commission discussed a public workshop date with Conservation Commission for Traprock Ridgeline Regulations. Fran explained that changes in the GIS system will allow him to better explain, through improved mapping, the boundaries of the proposed overlay zone. The Commission agreed to delay the workshop until October.

**Receive Applications:** There are no applications at this time.

**Staff Reports and Correspondence:**

Fran Armentano discussed a variety of developments, issues and work related activities. Included were:

- A discussion of the GIS system,
- Update on property at 83 Salmon Brook Street,
- Report on new businesses,
- Information on Cidermill Heights Security Agreement
- Discussion of a recent State Statute change regarding bonding, (effective 10-1-11),
- Update on ZBA appeal and
- Comments on Housing Rehabilitation Program activities.

**Commission Discussion of Items of Interest or Concern:**

There was no discussion.

The Planning and Zoning Commission will next meet on September 27, 2011.

The meeting adjourned at 8:10 p.m.

Respectfully submitted,

Francis G. Armentano,  
Interim Recording Secretary